

DATE: Wednesday, July 10, 2024

TIME: 6:00 P. M. (Pre-Meeting) Council Caucus Room
6:30 P. M. (Regular Meeting) Council Chambers

PLACE: City Hall, 640 E. Wood Street, Vineland, NJ 08360



AGENDA
PLANNING BOARD

PRE-MEETING CONFERENCE (6:00 P.M.)

- Roll call, read Open Public Meetings statement, discuss agenda items.

REGULAR MONTHLY MEETING (6:30 P.M.)

- Approve minutes from June 12, 2024 board meeting.
- Approve resolutions from June 12, 2024 board meeting.

DEVELOPMENT PLAN

1. David DiLeonardo Minor Subdivision- located on the easterly side of Lincoln Avenue between S Brewster Road and Menantico Road, Block 5204, Lot 105, Tax Map Sheet #52, Project No. PBA-24-00023. Minor subdivision approval to create four (4) new lots with one (1) remainder lot.
2. 994 Sherman Partners II, LLC– located on the northerly side of Sherman Avenue between Orchard Road and Delsea Drive, Block 6101, Lot 28, Tax Map Sheet #61, Project No. PBA-24-00024. Amended preliminary/final major site plan approval to construct a 10,000 square foot professional or medical office building along with changes to the previously approved parking arrangements.
3. Northeast Precast Amended – located on the easterly side of S. Lincoln Avenue between State Highway Rout 55 and Sheridan Avenue, Block 7503, Lot 33.01, Tax Map Sheet No. 75, Project No. PBA-24-00026. Amended plan approval to construct an industrial manufacturing facility (Precast Concrete Plant) over eight (8) phases.
4. Estate of Stephen Houbary Resubdivision Re-Approval – located on the southerly side of Ascher Road between Cornucopia Avenue and Union Road, Block 7409, Lots 56 and 57, Tax Map Sheet #74, Project No. PBA-23-00042. Resubdivision approval to convey a portion of one lot to another.

PUBLIC HEARING

1. Rushin Gandhi Major Subdivision- located on the northerly side of Maple Avenue between N Spring Road and N Brewster Road, Block 2503, Lot 43, Tax Map Sheet #25, Project No. PBA-24-0009. Preliminary major subdivision approval to configure one (1) existing lot into twenty-one (21) lots. Eighteen (18) of the lots would be available for the construction of a single-family dwelling and three (3) lots are proposed for a stormwater basin. ***Postponed until August 14, 2024***

SPECIAL BUSINESS

1. Redevelopment Amendment- Marcial Lopez, 412 S. Sixth Street, Block 4108, Lot 10.

PUBLIC COMMENT